



## Villa - Chalet en venta en Cerros del Aguila, Mijas

675.000 €

Referencia: R5325583    Dormitorios: 3    Baños: 2    Terreno: 875m<sup>2</sup>    Construido: 175m<sup>2</sup>





## Costa del Sol, Cerros del Aguila

### **\*\*Beautiful One-Level Villa with Private Pool – Fuengirola / Cerros del Águila\*\***

Welcome to this charming and well-maintained villa located in the peaceful and sought-after urbanisation **\*\*Cerros del Águila\*\*** – just a short drive from golf courses, padel clubs, the Miramar shopping centre, Fuengirola's beaches, and the brand-new public park opening less than 1 km from the property. Málaga Airport is only 25 km away, making this the ideal location for both permanent living and holiday escapes.

### **\*\*The Property\*\***

Set on a quiet street with very little traffic, this bright and inviting villa is all on one level and offers:

- \* A spacious open-plan living and dining area with a wood-burning fireplace and direct access to sunny terraces and the pool area
- \* A brand-new Danish kitchen fitted with a granite worktop, offering both style and functionality
- \* Underfloor heating in the kitchen and both bathrooms – ideal for comfort in all seasons
- \* New flooring throughout the house
- \* New high-quality exterior doors and modern double-glazed windows with energy-efficient passive glass
- \* Three generously sized bedrooms with built-in wardrobes, including a master bedroom with en-suite bathroom
- \* Two bathrooms in total – one with a bathtub and one with a walk-in shower
- \* Hot and cold air conditioning in the living room and all bedrooms
- \* A private swimming pool surrounded by sun-drenched terraces and an outdoor shower
- \* An outdoor kitchen area – perfect for al fresco dining and entertaining
- \* A rooftop terrace with stunning panoramic views of the surrounding mountains
- \* A large, mature garden with various fruit trees
- \* Two garages and a fully fenced plot for added privacy and security
- \* Community pool, free access for the owner

### **\*\*Excellent Investment Potential\*\***

This villa is not only a wonderful home – it also represents a strong investment opportunity. Short-term holiday rentals are permitted in Cerros del Águila.

This is a rare find – combining quality, privacy, and proximity to everything the Costa del Sol has to offer. Whether you're looking for a stylish full-time residence, a holiday getaway, or a smart investment, this villa ticks every box.

**\*\*Contact us today to arrange a viewing !\*\***



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Barbacoa  
Sótano  
Fibra óptica

### Vistas

Vistas a Montaña  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Calle

### Piscina

Piscina Privada

### Aparcamiento

Parking Privado  
More Than One

### Orientación

Orientación Sureste

### Posición

Cerca de Golf  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Climatización

Aire Acondicionado  
Chimenea  
Suelo Radiante  
Baño

### Estado

Buen estado de conservación

### Jardin

Jardín Privado